



# 1000 VAN NESS AVENUE

**SPACES AVAILABLE:**  
Retail and Entertainment  
Spaces from 450-35,537 SF



**James Kilpatrick**  
President  
james@nainorcal.com  
510.290.9647  
CalDRE #01277022

**Seth Hubbert**  
Investment Advisor  
shubbert@nainorcal.com  
510.332.9389  
CalDRE #02158135

**Damon Gerstein**  
Investment Advisor  
dgerstein@nainorcal.com  
415.465.4907  
CalDRE #02268840

**Tim Marshall**  
Investment Advisor  
tmarshall@nainorcal.com  
408.502.5363  
CalDRE #02325164

**Ian Cruda**  
Investment Advisor  
icruda@nainorcal.com  
408.204.2287  
CalDRE #02250093



## THE BUILDING

1000 Van Ness Ave, a beautifully maintained retail/entertainment 156,320 SF building built in 1921. This historic landmark, formerly home to a Cadillac dealership, is now on the National Registry of Historic Places.

Now it boasts a vibrant mix of modern amenities, including:

- A recently renovated 92,724 square feet theater
- A 35,537 square feet fitness center
- Various retail and entertainment spaces

## HIGHLIGHTS

- Up to 6 months of free rent.
- Anchored by the newly opened Apple Cinemas 14-screen movie theater, drawing consistent daily foot traffic and entertainment-focused audiences.
- Retail, entertainment, & creative spaces in a landmark building.
- Near Tesla, CVS, Whole Foods & more.
- Modern interiors and classic details.
- 125,000+ daily traffic on Van Ness Ave.



# RETAILER MAP

**1000**  
VAN NESS AVENUE





# 1000

## VAN NESS AVENUE



## AVAILABLE UNIT

### Mezzanine Suite

8,143 SF | 4 Private Rooms | Breakroom  
Kitchen | 3 Bathrooms

- Open floor plan, high ceilings, polished concrete floors, and ample natural light
- Private access via ornate double stairwell and dedicated elevator
- Type 1 hood ducting in place—ideal for a high-end restaurant or lounge
- Perfect for experiential retail, events, or an upscale venue

RENTABLE SF

8,143

RENT (SF/MO)

\$1.74 MG

[Click for 3D Walkthrough](#)





# 1000 VAN NESS AVENUE

## AVAILABLE UNIT Grand Lobby Suite

Soaring ceilings, dramatic architectural details, and floor-to-ceiling windows make it one of the most prominent and visible spaces in the building. This signature corner storefront will activate the lobby and enhance the tenant experience with a high-quality retail presence.

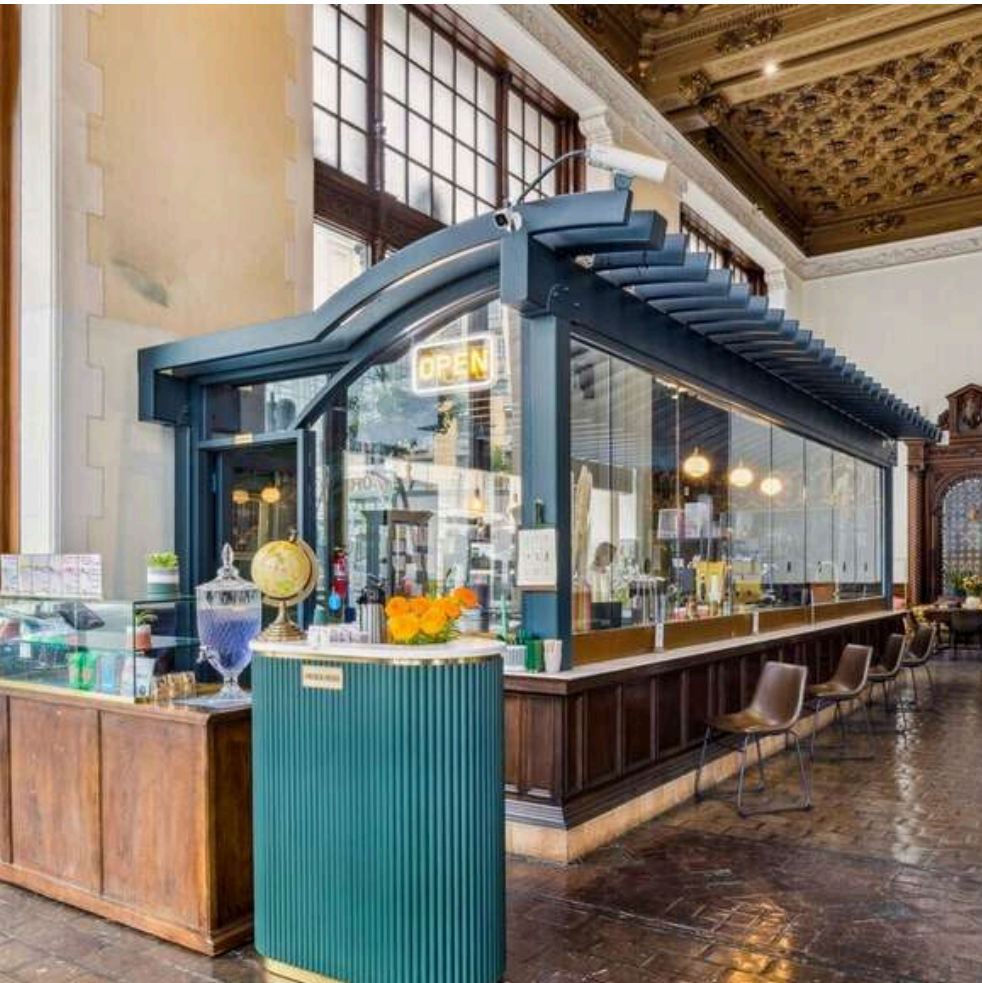
RENTABLE SF	RENT (SF/MO)
3,726	\$1.99 MG



# 1000 VAN NESS AVENUE

## AVAILABLE UNIT Lobby Cafe

This conveniently located 1500 square foot coffee stand boasts high ceilings and enjoys the buzz of heavy foot traffic directly off Van Ness Avenue. Perfect for your morning pick-me-up or a casual catch-up.



RENTABLE SF	RENT (SF/MO)
1,500	\$2.49 MG



# 1000 VAN NESS AVENUE



## AVAILABLE UNIT Lobby Kiosk

450 SF | Prime Window-Front Space

- Open layout with 34' ceilings, polished marble floors, and abundant natural light
- High visibility and strong foot traffic
- Ideal for luxury kiosks, premium goods, sweets stands, and specialty retail

RENTABLE SF	RENT (SF/MO)
450	\$2.49 MG

\*Build out in images are rendered for example only



# 1000 VAN NESS AVENUE

## AVAILABLE UNIT Grand Gallery Suite

3,516-10,462 SF | 10 Private Rooms

- Open floor plan with high ceilings
- Perfect for retail, entertainment, bars, arcades, VR, and immersive experiences
- Flexible layout—can be divided into smaller spaces
- Prime location next to a 14-screen movie theater with strong foot traffic

[Click for 3D Walkthrough](#) >

RENTABLE SF	RENT (SF/MO)
10,462 SF	\$1.74 MG





## 1000 VAN NESS AVENUE

### AVAILABLE UNIT Fitness Center

This expansive fitness studio encompasses 35,537 square feet and features high ceilings, offering a versatile floor plan ideal for the creation of customized workout experiences.

- 7 Private Rooms
- 13-ft Ceiling Heights
- 4 Bathrooms
- 2 Locker Rooms - m/w 35-ft Climbing Wall
- Full HVAC
- Polished Concrete Floors

**RENTABLE SF**

**RENT (SF/MO)**

35,537

\$1.49 MG





# 1000 VAN NESS AVENUE

## COMING SOON Skyline Suite

+/-31,348 SF Across Floors 6-8

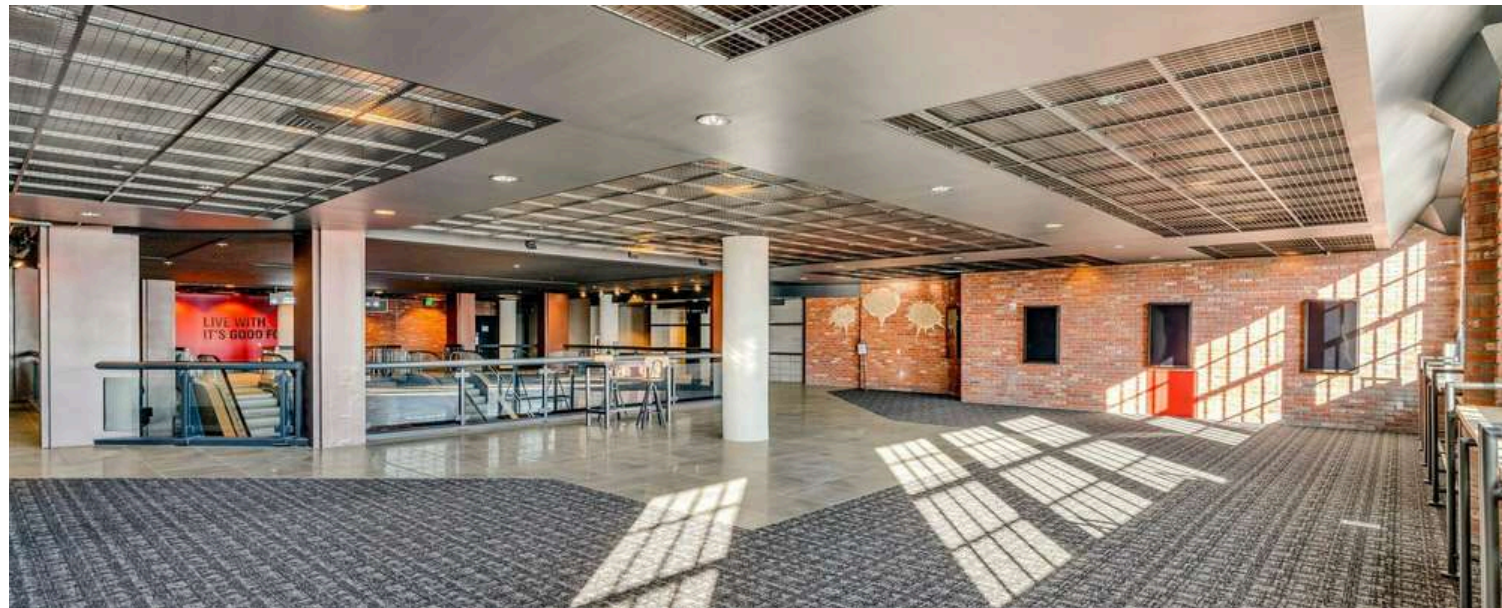
- Prime Entertainment Synergy directly above a newly opened nine-screen Apple Cinemas drawing 4,000–5,000 daily visitors
- Ideal for Experiential Uses such as immersive art, VR/AR arenas, bowling, esports, golf simulators, or entertainment-driven tenants
- Available Spring 2027 following completion of Apple's theater renovations
- Flexible Deal Terms including TI allowance, free rent, and customizable delivery
- Excellent Transit + Parking Access with a 422-car onsite garage connected to the Van Ness corridor

**RENTABLE SF**

**RENT (SF/MO)**

+/-31,348 SF

\$1.49 MG





**1000**  
**VAN NESS AVENUE**

**LEASED**  
**Movie Megaplex**  
**Apple Cinemas**

92,724 SF | 3 Levels | 14 Auditoriums (96–251 Seats)

- Recently renovated with premium leather seats, modern finishes, updated projectors, screens, and advanced AV systems
- Features theaters with IMAX & ACX
- Includes a concessions area and a staff kitchen equipped with Type 2 hoods





# 1000 VAN NESS AVE

FOR LEASING INFORMATION



**James Kilpatrick**  
james@nainorcal.com  
510.290.9647  
LIC# 01277022



**Seth Hubbert**  
shubbert@nainorcal.com  
510.332.9389  
CaDRE #02158135



**Damon Gerstein**  
dgerstein@nainorcal.com  
415.465.4907  
CaDRE #02268840



**Tim Marshall**  
tmarshall@nainorcal.com  
408.502.5363  
CaDRE #02325164



**Ian Cruda**  
icruda@nainorcal.com  
408.204.2287  
CaDRE #02250093